Oak Hill at Spring Ridge HOA **2026 Action List**
Major Projects

	Description	Status/Comments	Completed
1	Storm water management - Potential sink holes	Bob contacted two companies (Entech & Spotts, Stevens & McCoy). Diane contacted Kipcon and received a proposal for surface drainage, which was sent to the BOD on 11/23/22. The Board approved the proposal from Kipcon to inspect and provide a report. Afterwards Bob received a proposal from Entech which included the entire community. The cost for Entech was much more than Kipcon. The Board voted to terminate the contract with Kipcon and approve the proposal from Entech. Task 1 was completed on June 7th. They expect to have plans by the end of June 2023. Task 2 was completed and Entech is waiting for documents from the Township. 10/31 Entech sent the plan noting the problem areas. They will prepare plans for preliminary improvements to address the problem areas. 2/23/24 Diane forwarded the plans from Entech to the Board to review. Entech recommended two Geotechnical Consultants (Earth Engineering & Barry Isett & Associates). 3/18/24 Diane contacted Earth Engineering & Barry Isett & Associates for construction plan bids. Earth Engineering declined, as they perform testing for storm water systems, not design. They recommended McCarthy Engineering. Diane received a bid from McCarty, Barry Issett, Entech and C2C for the pre-construction phase. Bob met with Schlouch and Brian K who is an enginner in March 2025. Schlouch will present a construction plan for the BOD to review. Bob met with Schlouch in July and Schlouch sent Bob a proposal for each block. Diane suggested getting a price from Pennaco, Bob was going to meet with Dave from Pennaco. The job it too big for Pennaco, Bob was going to look for another local vendor. Bob is going to schedule a meeting with Lew from Orwigsburg for another proposal. 6/23/26 Diane sent Bob the name of another vendor (Summit Valley Outdoor Solutions). Update 8/25/2026: Walkthrough Completed, awaiting proposal from Summit Valley. Proposals are not apple to apples. Requested a 3rd bid from Pristine. Reached out to Entech to see about prioritizing areas of work. Awaiting call back.	
2	Leasing Restrictions	On 1/24/24 Diane sent the updated version of the leasing rules, survey, application, certificate and lease addendum to the BOD to review. The Board scheduled a Leasing Amendment meeting w/owners on 3/26/24 to review the amendment details. The Board also scheduled a meeting on 5/6/24 for owners to vote on the Leasing Amendment. The Amendment was recorded on 6/17/24. The recorded Amendment was mailed to all owners on 8/20/24. The next step is for the Board to approve leasing rules and regulations and add a step to the re-sale ordering process. The final drafted Leasing R&R were sent to legal to review on 9/8/25. The Leasing R&R were sent to legal for final review. Currently finalizing the Certificate of Re-sale and the Tenant/Non-tenant form. The final Leasing informatoin was sent to all owners on March 26,2026.	Yes
3	2026 Annual Meeting	The meeting is scheduled for Tuesday, May 5, 2026. The electronic voting info was emailed to all owners on March 2nd. The annual meeting notice and candidate form was emailed and mailed to all owners on March 9th. The candidate deadline was April 3rd. The candidates include: Deb Dallago, Bill Widing and Bob Long.	Yes
4	Concrete Replacement	Proposals received from Boylan, Pristine Green & JA Forcine. Board approved Pristine Green	
5	Drainage/Erosion Issue - 205 OH	Pristine revised the proposal and board approved. Work scheduled tentatively for November 2nd.	
	Bench Slat Replacement	Proposal recevied from Liberty Maintenance. Tabled until spring.	